

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

Municipal Administration & Urban Development Department - Cyberabad Development Authority – Change of Land Use in Plot Nos.47 & 48 in Survey No.44 (Part) of Guttala Begumpet Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.13 Square Meters from Residential use to Commercial use – Draft Variation – Notification – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 724

Dated: 21.12.2009.

Read the following:

1. From the Vice-Chairman, Cyberabad Development Authority Letter No.7477/CLU/CDA/ 2006, dated 02.02.2007.
2. Government Memo No. 2716/H2/2007-1, Municipal Administration & Urban Development Department, dated: 27.09.2007.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No. 7477/CLU/CDA/ 2006, dated: 01.09.2009.

ORDER:

The draft variation to the land use envisaged in the Master Plan of Cyberabad Development Authority issued in Government Memo 2nd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 565, Part-I, dated: 01.10.2007. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.83,613/- (Rupees Eighty Three Thousands Six hundred and Thirteen only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 24.12.2009.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**PUSHPA SUBRAHMANYAM
PRINCIPAL SECRETARY TO GOVERNMENT (I/C)**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad *with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.*

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc.

// forwarded by order //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Master Plan of Cyberabad Development Authority, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 565, Part-I, dated: 01.10.2007 as required by sub-section (3) of the said section.

VARIATION

The site falling in Plot Nos.47 & 48 in Survey No.44 (Part) of Guttala Begumpet Village, Serilingampally Mandal, Ranga Reddy District to an extent of 836.13 Square Meters, the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the notified Master Plan of Cyberabad Development Authority, sanctioned in G.O.Ms.No.538 M.A. & U.D. (H₂) Department, dated 29.10.2001, is designated as Commercial use by variation to the Master Plan as shown in the extract of Master Plan, which is available in the office of the Cyberabad Development Authority, Office of Hyderabad Urban Development Authority, Hyderabad, subject to the following conditions; namely:-

1. the applicant shall pay development and other charges if any to Cyberabad Development Authority as per rules in force.
2. the applicant shall handover the area affected under proposed 36 Meters wide road and the area affected under junction improvement as per CDA Master Plan to the concerned authority at free of cost at the time of development permission;
3. the applicant shall obtain prior permission from Cyberabad Development Authority / Hyderabad Urban Development Authority before undertaking any development in the site under reference.
4. the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the proof of any title of the land.
8. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. the Change of Land Use does not bar any public agency including Hyderabad Urban Development Authority / Hyderabad Airport Development Authority / Cyberabad Development Authority to acquire land for any public purpose as per Law.
10. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES:

<u>North</u> :	Jubilee Hills – Madhapur main road (proposed 36 Meters road).
<u>South</u> :	Survey No.44(Part) of Guttala Begumpet Village.
<u>East</u> :	Survey No.44(Part) of Guttala Begumpet Village.
<u>West</u> :	80 feet wide road.

PUSHPA SUBRAHMANYAM
PRINCIPAL SECRETARY TO GOVERNMENT (I/C)

SECTION OFFICER